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विकास नियंत्रण नियमावली- बार्शी
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,१९६६ चे कलम ३७(१) अन्वये फेरबदल

महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय,मुंबई-४०००३२
शासन निर्णय क्रमांक:-टिपीएस-१७०९/३१८६/प्र.क्र.२२६२/२०१०/नवि-१३
दिनांक:- १४.०९.२०१०

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

(वि. म. रानडे)
अवर सचिव, महाराष्ट्र शासन.

प्रति,
विभागीय आयुक्त, पुणे विभाग, पुणे.
संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.
उपसंचालक नगर रचना, पुणे विभाग, पुणे.
सहायक संचालक नगर रचना, सोलापूर शाखा, सोलापूर.
मुख्याधिकारी, बार्शी नगरपरिषद, बार्शी.
व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, पुणे विभाग, सहाय्यक संचालक, नगर रचना, सोलापूर शाखा, सोलापूर व मुख्याधिकारी, बार्शी नगरपरिषद बार्शी यांना पाठवाव्यात)

कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.
त्यांना विनंती करण्यात येते की, सदरहू अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.
निवडनस्ती (नवि-१३)

Rapat Notification Dt.23.11.09

Notification under section 37(2) of Modification to Development Control Regulations for Barshi Municipal Council.

NOTIFICATION

GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
MANRALAYA, MUMBAI- 400 032.

DATE:- 14.09.2010

No.TPS-1709/3186/C.R.2262/2010/UD-13

Maharashtra Regional & Town Planning Act 1966.

Whereas, the Development Control Regulations for Barshi Municipal Council (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department, under section 31(1) of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No.TPS-1700/584/CR-28(A)/2000/UD-13, dated 28.10.2004 and which come into force with effect from 15.12.2004;

And whereas, under section 37 of the Maharashtra Regional & Town Planning Act, 1966, the Government vide its notification dated 4.6.2003 has directed to all the Planning Authority to make a new provision regarding the 2.5 Floor Space Index for buildings of Police, Police Housing Corporation, Jail and Home Guard Department's Staff Quarters of Government of Maharashtra ;

And whereas, the Barshi Municipal Council (hereinafter referred to as "the said Council") decided to add the above provision vide its resolution no.231, dated 12.11.2008 and has empowered said Council to complete the procedure under section 37(1) of the said Act and to submit it to the Government for sanction;

And whereas, the said Council after following all the legal formalities under section 37(1) of the Act, submitted a proposal of Modifications to the said Regulations with 3 modifications namely

Namely

__Modification No.1__ :- Following new provision and note shall be added.

In case of buildings of department of Police, Police Housing Corporation, Jail and Home Guard of Maharashtra for use as their Staff Quarters, the Commissioner/Chief Officer may permit the floor Space Index to be exceeded upto 2.5

__Note__ :- It shall be permissible to submit a composite scheme for the Development or redevelopment of land of Department of Police, Police Housing Corporation, Jail and home Guard for

the utilization of permissible commercial user under D.C. Regulation. So that commercial potential of one plot can be shifted to other plot provided the aggregate FSI on any plot shall not exceed 2.5.

Modification No.2 :-

For reconstruction/redevelopment of the buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, constructed prior to 1940, the FSI shall be 2.5 or consumed floor space index of existing old buildings plus 50 percent incentive FSI, whichever is more.

Modification No.3 :- Following Regulation to be added-
In the cases of Development or redevelopment of land of Department of Police, Police Hosuing Corporation and Home Guard, commercial user permissible under D.C. Regulation; may be permitted upto 25 per cent of the total permissible built-up area.

(hereinafter referred to as "the said Modifications") to the Government for sanction vide its letter dated 10.9.2009;

And whereas, the Government of Maharashtra after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune is satisfied that the said Modification is necessary to sanction partly viz. modification No.1 & modification No.3 is sanctioned and modification No.2 is refused to sanction;

Now therefore, in exercise of the powers conferred under sub-section 2 of section 37 of the said Act, the Government of Maharashtra hereby sanctions the Modification proposal with changes as mentioned in the schedule attached herewith and add new rule no.15.2.2.4 in the sanctioned Development Control Rules of Barshi Municipal Council.

Note :-

1) Aforesaid schedule of Modification to the said Regulation is kept open for inspection of the public during office hours in the office of the Barshi Municipal Council, Barshi.
2) Fixes the date of publication of this notification in the Government Gazette as the date of coming into force of this notification.
3) In the schedule of Modifications appended to the Notification sanctioning the said Development Plan after the last entry following new entry shall be added as per the Schedule of modification attached herewith.

This notification is also published on Government web at www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

(V. M. Ranade)
Under Secretary to Government

Schedule of Modification

(See rule no. rule no.15.2.2.4)

BUILDINGS OF DEPARTMENT OF POLICE, POLICE HOUSING CORPORATION, JAIL AND HOME GUARD

1) Following new provision and note shall be added.

In cases of buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use of their Staff Quarters, the Chief Officer may permit the Floor Space Index to be exceeded upto 2.5.

Note:-It shall be permissible to submit a composite scheme for the development/ redevelopment of land of Department of Police, Police Housing Corporation, Jail and Home Guard for the utilisation of permissible commercial user under D.C. Regulation; so that commercial potential of one plot can be shifted to other plot, provided the aggregate FSI on any plot shall not exceed 2.5.

2) **Following Regulation to be added.**

In the cases of development or redevelopment of land of Department of Police, Police Housing Corporation and Home Guard, commercial user permissible under D.C. Regulation, may be permitted upto 25% of the total permissible built-up area.

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